

Single Family Residence **RESIDENTIAL**

# 448 RIVER TER

TOMS RIVER, NJ 08755

**\$504,937** TopHap Estimate · \$345 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,463 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1966**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$505K**

\$475K low

\$535K high

Last Sale

**\$123,000 · Mar 28, 1994**

Est. Owner Equity

**\$307,637**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,478 (2025) |
| Assessed Value        | \$331,500      |
| Previous Assessed     | \$331,500      |
| Assessor Market Value | \$331,500      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | OCEAN                            |
| Lot (acres)   | 0.25                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asbestos                         |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|------------|-----------|--------------------|--------|
| Apr 20, 2001 | Financing       | Grant Deed |           |                    | \$105K |
| Mar 28, 1994 | Non-arms-length | Grant Deed | \$123,000 | \$84               |        |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| West Dover Elementary School         | Elementary | KG–5   | 1.1 mi   |
| Toms River High School South         | High       | 9–12   | 1.4 mi   |
| Toms River Intermediate School South | Middle     | 6–8    | 3.1 mi   |

District: Toms River Regional School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 08755

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>61</b><br>CRIME INDEX | <b>110</b><br>AIR POLLUTION | <b>30,205</b><br>POPULATION | <b>\$83K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|